



R04-19-A-077

1. Applicant Identification  
City of Rock Hill, South Carolina  
155 Johnston Street  
Rock Hill, SC 29731
2. Funding Requested
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested
    - i. \$300,000
    - ii. Not Applicable
  - c. Contamination: Hazardous Substances and Petroleum - \$150,000 Hazardous Substances and \$150,000 Petroleum
3. Location: a) Rock Hill b) York County c) South Carolina
4. Property Information for Site-Specific Proposals: Not Applicable
5. Contacts

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|--|--|
| <ol style="list-style-type: none"><li>a. <u>Project Director</u><br/>Corinne Sferrazza, Community<br/>Development Coordinator<br/>803-326-2463<br/>corinne.sferrazza@cityofrockhill.com<br/>PO Box 11706<br/>150 Johnston Street<br/>Rock Hill, SC 29730</li></ol> | <ol style="list-style-type: none"><li>b. <u>Highest Ranking Elected Official</u><br/>John Gettys, Mayor<br/>803-329-7011<br/>John.Gettys@cityofrockhill.com<br/>PO Box 11706<br/>155 Johnston Street<br/>Rock Hill, SC 29730</li></ol> |
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6. Population: City of Rock Hill, SC – 2013- 2017 American Community Survey 5 Year  
Population Estimate: 70,764



7. Other Factors Checklist

| Other Factors   | Page # |
|---|--------|
| Community population is 10,000 or less.   | N/A    |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.   | N/A    |
| The priority brownfield site(s) is impacted by mine-scarred land.   | N/A    |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.) | N/A    |
| The priority site(s) is in a federally designated flood plain.  | N/A    |
| The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.   | P. 3   |
| 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.   | N/A    |

8. Letter from the State or Tribal Environmental Authority: See attached



January 4, 2019

Barbara Alfano  
Region 4 Brownfields Coordinator  
United States Environmental Protection Agency  
Resource Conservation and Restoration Division  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-wide Assessment Grant  
City of Rock Hill, South Carolina

Dear Ms. Alfano:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Rock Hill's application for a community-wide Brownfields Assessment Grant for Brownfield sites in the Knowledge Park area in downtown Rock Hill.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief  
Bureau of Land and Waste Management

cc: Liz Basil, EA BHES  
Robert Hodges, Manager, Brownfields Program

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

#### **i. Background and Description of Target Area**

The City of Rock Hill (population 70,764), the largest municipality within York County and fifth largest within the state of South Carolina, is located in the northern Piedmont area of the state.<sup>1</sup> Chartered in 1870, the City has a long and vibrant history, from the indigenous Catawba Indians and the European settlers of the late 1700s, to the textile and manufacturing boom brought on by the Industrial Revolution. The combination of easy access to raw materials, labor and the Charlotte South Carolina Railroad is what helped Rock Hill to thrive throughout several wars and the Great Depression. As with a majority of the textile industry in the South, during the 1960s and 1970s the industry began to crumble as textiles were being outsourced overseas leaving many residents unemployed and destitute consequently effecting future generations.<sup>2</sup> The textile industry, which built this strong community, is now non-existent leaving in its wake blight and vacant buildings throughout the community which has hindered redevelopment for decades. Luckily, in recent years there has been a renewed interest in the city, due to the proximity to the Charlotte metro area leading to an increase in sports tourism and new job opportunities related to the services industry. Although Rock Hill has become a major suburb of Charlotte, one of the leading banking and financial hubs in the country, there are still segments of town where the redevelopment need is crucial not only to address potential environmental concerns but because of the sensitive populations residing there.

One segment of town still in need of redevelopment is home to several abandoned textile and manufacturing sites located within the city's designated Textile Corridor, the historic downtown, and the neighborhoods surrounding Winthrop University. The City coined the phrase "Old Town" in 2001 to describe the area but years later the City expanded the project area and rebranded it as "**Knowledge Park at Old Town**" (Knowledge Park). This area includes the University, historic downtown, several residential neighborhoods and the City's designated Textile Corridor.

The target area for this application is **Knowledge Park** which is located in **Census Tract 605.01**. This target area is home to a large sensitive population (63.8% African American and 61.1% women) who are living with a number of economic disadvantages, such as high unemployment, low income and high use of food stamps just to name a few.<sup>1</sup> In addition, the target area is full of blighted industrial sites inhibiting redevelopment which could pose potential environmental dangers to the residents. The City recognizes that the properties within this area are in need of assessment in order to move forward with the City's planned redevelopment. Fortunately, Census Tract 605.01 is designated as an **Opportunity Zone**, which the City intends to market to developers to spur the revitalization needed within Knowledge Park.

#### **ii. Description of Priority Brownfield Site(s)**

With the loss of the textile and the associated manufacturing industry, there is an abundance of abandoned brownfield sites located throughout Knowledge Park posing serious health concerns to the community, especially those living in CT 605.01. In 2006, the local Council of Governments was awarded an EPA Assessment Grant and used grant funding to create a site inventory of this target area. As the City's redevelopment and brownfield program have been underway for some time, the original inventory list of sites has been whittled down to roughly 50 sites within the target area. The City intends to continue to build and prioritize their inventory with the help of their

<sup>1</sup> 2013-2017 American Community Survey – US Census

<sup>2</sup> City of Rock Hill – Historic Resources Survey Update

community partners and residents by thoroughly discussing sites and future market-driven redevelopment options during neighborhood planning and community partner meetings.

The City has identified **two** sites as initial priorities as developers are ready to redevelop the sites into mixed-use parcels directly aligning with the **Knowledge Park Action Plan**. The City has site access to both priority sites and several others within the target area and will continue the process of site access negotiations as more are identified. Potential brownfield sites identified in Knowledge Park include but are not limited to: **The Herald Site – 132 West Main St.:** Located across the street from Rock Hill's historic downtown sits the vacant and blighted 5.52-acre newspaper building site. Although the original construction date is unknown, the current site houses three single story commercial buildings which are believed to have been constructed in the 1940s. Work on the site dates back to 1894 and includes the following industries, all of which poses a serious environmental risk: construction, warehouses, lumber yard, laundry and dry cleaning, auto sales and service, and most recently newspaper printing. Contaminants associated with these types of industry include petroleum products, tetrachloroethylene, creosol, arsenic, lead and other heavy metals as caused by newspaper printing and dyes, in addition to the potential contaminants associated with the age of the building, such as lead and asbestos. The City recognizes this site as a top priority due to the proximity to downtown and residential areas, in addition to having developers ready to redevelop the site into an age-targeted housing facility which directly aligns with the Knowledge Park Action Plan and the Herald Block Master Plan Concept Study. **The Town Center Sites – Dave Lyle Blvd & E. Main St.:** Directly across the street from the Herald Site sits a 1.9-acre tract made up of several parcels which collectively made up the historic Town Center Mall and currently is a vacant lot used for parking. The Mall was demolished and removed from the downtown landscape in 1993.<sup>3</sup> Historical information indicates downtown commercial type buildings were formerly located at this property. Some of the buildings were recorded to have had basements that were backfilled with construction debris, in addition to the UST that was found and removed from the property in 1994. Dry cleaning and laundry businesses were found adjacent to the site causing possible contamination issues caused by groundwater flow. Contaminants associated with this type of site information include petroleum products and volatile organic compounds (VOCs) such as trichloroethylene and tetrachloroethylene. The City recognizes this site as a top priority due to the proximity to downtown and residential areas, in addition to having developers ready to redevelop the site into a mixed-use parcel for residential and commercial purposes.

#### **b. Revitalization of the Target Area**

##### **i. Redevelopment Strategy and Alignment with Revitalization Plans**

City leadership recognizes the need to properly redevelop Knowledge Park by addressing potential brownfield sites. With this understanding, the City of Rock Hill has been developing revitalization plans which will further the area's development bringing prosperity back to the area; such plans were finalized in the fall and winter of 2018 and include the **Knowledge Park Action Plan** and the **Herald Block Master Plan Concept Study**.

The purpose of Knowledge Park as stated in the Knowledge Park Action Plan is *to attract new jobs, businesses and visitors to the historic center of Rock Hill; create opportunity, wealth and prosperity for the citizens of Rock Hill; and to create a place in the heart of the city with a distinctive urban lifestyle*. This **citizen driven plan** is made up of nine key strategies focusing on *connectivity, tourism, development, neighborhoods, housing, marketing, jobs and businesses and place making*. Strategic Action #3 is **to develop and redevelop strategic sites and buildings** with

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<sup>3</sup> City of Rock Hill – Historic Resources Survey Update

the first task to focus on the **redevelopment of key sites along Dave Lyle Blvd.** The City's two priority brownfield sites identified in this task are the Herald Site and the Town Center Site. The City completed the **Herald Block Master Plan Concept Study** in December 2018, which describes the overall redevelopment plan for the Herald site. By assessing and redeveloping this priority site the City intends to transform this area into a **mixed-use parcel comprised of greenspace, parklets, outdoor amenities, multi-use trails, retail and residential units, as well as age targeted housing.** The City has a developer ready to fulfil the age-targeted housing need at the site upon assessment and remediation. Future redevelopment plans at the priority **Town Center Site** will include **street front retail with three or four levels of residential units located above, a six-level parking garage behind the commercial/residential site, and a pedestrian bridge** connecting the outdoor recreation amenities at the Herald Site. The City has a developer ready to move forward on this site upon assessment and remediation. Redevelopment at these sites not only align with the City's established strategic plans but this redevelopment will bring new job opportunities and create a stronger economy.

The 2018 Knowledge Park Plan outlines strategic action items and has broken down each item into tasks to assist the City in the planning and timing of this redevelopment effort. Other action items which will greatly impact the quality of life for those living within the Knowledge Park area include **designing and building pedestrian and bike transit options** to promote healthy lifestyles and environmental stewardship, which **directly relates to the redevelopment plans at both priority sites regarding a pedestrian bridge and future trail options.** Furthermore, the plan intends to improve the quality of life by addressing the housing issues within the target area through strategic initiative #4 and #5 by the City focusing on providing **“support through planning, incentives and public investments new development that positively impacts economically distressed neighborhoods on the edges of Knowledge Park”** as well as supporting affordable housing developments for the sensitive populations in the target area.

As the City continues to grow at an exponential rate due to the growth of nearby Charlotte, the need has been established to make better use of all brownfield properties within the target area. With the help of the EPA funding, residents will not only have an improved quality of life and sense of wellbeing by the assessment and remediation of blighted properties, but it will also help the residents feel safe thereby encouraging the use of sidewalks and trails within the target area. By addressing potential contamination issues and removing the environmental stigma, the City is paving the way for future economic growth and job opportunities.

#### ii. Outcomes and Benefits of Redevelopment Strategy

As laid out in the Knowledge Park Action Plan the City is currently working to develop economic incentives for developers looking to redevelop sites within the target area. Since defining these incentives are still a work in progress, the City is working on other benefits which will further redevelopment through sustainable practices. The City created the “Green Power” program which provides businesses and residents the opportunity to make an investment in **green energy options.** These options will have a positive impact on the environment and on the quality of life on those residing in the target area. The City defines Green Power as “electricity generated by renewable resources like the **sun, wind and methane gas** found in landfills.”<sup>4</sup> Green Power is generated by the Santee Cooper Power Plant and distributed by the City of Rock Hill. When residents and businesses invest in the Green Power initiative, for only two dimes a day the environment can see an environmental impact equivalent to not driving a car for almost three months.<sup>4</sup> Although sensitive populations residing in the target area might not be able to afford to contribute to this

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<sup>4</sup> City of Rock Hill Green Power Website - <https://www.cityofrockhill.com/home/showdocument?id=9272>



initiative, the City will encourage new businesses and developers to consider this program thereby effecting long lasting environmental change which will benefit all within Knowledge Park.

The proposed redevelopment at both priority sites aligns with the City's revitalization plans and will have a strong economic impact. As seen by the redevelopment success of the brownfield site known as the Bleachery, located within the target area and only blocks away from the priority sites. The Bleachery is being transformed into a large mixed-use site, of commercial and residential, through public-private partnerships. The benefits of redeveloping brownfields can be seen throughout the city limits creating an economic impact benefiting all who work and live in Rock Hill. Only a few miles from Knowledge Park, the City has redeveloped other brownfield sites for sports tourism purposes. The old Celanese site has been transformed into a bicycle paradise, with the addition of a velodrome, which has been used by the US Olympic Cycling Team for training, as well as the new BMX Supercross Track and a criterium course. **The City estimates the sports tourism industry has had over a \$121 million-dollar city-wide impact since 2006.**<sup>5</sup> In addition, a report from 2012 from the National Association of Sports Commissions "found that visitors spent more than \$7.6 billion on sports travel in 2011, most of that spent in the local economy on food, lodging and retail."<sup>5</sup> Funds brought in by sport tourism events benefit the entire community, especially as new visitors come into town and make their way through Knowledge Park, past the University, to the historic downtown area for dining and entertainment. One can only imagine how these figures have increased in the last eight years and how many of Rock Hill's residents have felt that economic benefit. The City realizes that assessment and remediation of sites will continue the expansion of the tourism network throughout the City and will allow for redevelopment bringing with it much needed job opportunities.

Not only will addressing these sites encourage additional economic growth by bringing in new jobs to the area but the remediation of blighted structures will encourage residents to utilize infrastructure already put in place throughout the target area. To further expand mobility options, the City is working with citizens to determine the next steps regarding multi-use trail development. There are several trails slated in and around the Knowledge Park area in the City of Rock Hill's Trails and Greenways Master Plan and the need for ensuring these trails are created directly aligns with the **Knowledge Park Action Plan Strategic Action #1: Design and Build Pedestrian, Bike and Transit Connections**. This redevelopment effort will create an environment which will foster lifestyle changes and create safe opportunities for individuals to move around town.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

The City is making every effort to secure additional funding for the redevelopment of Knowledge Park. With revitalization plans in place, the City has in place two Tax Increment Financial (TIF) Districts located in the target area. A TIF District freezes the tax base when it is established, and the base valuation of property located within the target area is determined. From that point on, all taxes assessed on the future increases in the value of properties within the area will be used to fund planned revitalization projects within Knowledge Park, to date the TIFs have nearly \$2 million dollars available. By assessing and remediating properties with the help of EPA funding, taxable values will only increase thereby creating a stronger market and more funds within the TIF. Furthermore, the City recognized all infrastructure within the target area had to be upgraded to ensure successful redevelopment. To date the City has put forth **\$17.5 million dollars** of its own funds through TIF funding, Bonds, General and Utility Funds and Hospitality Tax to fund the needed infrastructure projects within Knowledge Park and advance the target sites and others

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<sup>5</sup> MASC Uptown – April 2016 "Sports Tourism Rolling in Rock Hill"

toward reuse. The City continues to apply for **grant funding** and to date has received funding from state and federal agencies in the amount of **\$19.4 million dollars** for infrastructure improvement projects within the target area. The City will continue to pursue state and federal grant options to further redevelopment efforts within Knowledge Park.

ii. Use of Existing Infrastructure

City leadership understands the need to leverage all sources available to create an atmosphere where new residents want to establish a home within Knowledge Park, with one of the first steps being the effective reuse of existing infrastructure and buildings. Before revitalization began in Knowledge Park, the City recognized all infrastructure in the target area would need to be upgraded as this segment of town had not been a priority for years. Capital improvements have been made over the past few years and can be seen through upgraded water and sewer lines, utility and electrical lines, streetscaping such as curb and gutter, pedestrian improvements such as sidewalks, traffic signals and parking improvements, road widening, and the replacement of an existing 500,000-gallon elevated water tank with a 750,000-gallon tank. With infrastructure improvements well underway throughout the target area, in the event further needs are identified the City will work to acquire additional funding sources through state and federal grant funds.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community's Need for Funding

Knowledge Park is home to a community in need of revitalization. The population of those residing in the target area (CT 605.01) is **3,413**, which is nearly 5% of the City's total population concentrated in a relatively small footprint of 1.37 square miles (City: 43 square miles).<sup>6</sup> Residents suffer from low income as shown by the **per capita income of \$12,421 and median household income of \$15,655**, which is significantly less than the City (\$24,777/\$44,296), state (\$26,645/\$48,781), and national (\$31,177/\$57,652) averages.<sup>6</sup> The percent of **all people below the poverty level in the target area is 37.3% with 78.1% of those being youth under the age of 18**, this is nearly double the percent for all people and triple the percent of youth under the age of 18 than the state (16.6%/27.7%) and City (18.1%/26.1%) averages.<sup>6</sup> To make matters worse, Knowledge Park has a much **higher unemployment rate (18.5%)** compared to the City (7.6%), state (7.2%), and national rates (6.6%).<sup>6</sup> As evidenced by these statistics, residents have been suffering from blight and a lack of industry for years. With the low-income population and a high unemployment rate, raising taxes to fund additional projects is impossible but funding assistance from an EPA Brownfield Assessment Grant can pave the way for economic prosperity, drastically improving the quality of life for those who reside in Knowledge Park.

ii. Threats to Sensitive Populations

**(1) Health or Welfare of Sensitive Populations**

Within CT 605.01 the sensitive population includes a large number of minorities and women. **African Americans make up 63.8%** of the population in the target area, which is five times higher the national average (12.7%), **61.1% are women** with a median age for all residents of **25 years old**, more than ten years younger than the national average (37).<sup>6</sup>

The impacts of a non-existent industry and unemployment can be seen throughout the neediest parts of the city. Poverty can create an atmosphere of hopelessness turning individuals to criminal activity. **Rock Hill has one of the highest crime rates in America compared to communities of all sizes.**<sup>7</sup> The City has a **violent crime rate which is 25% higher than the state average, and**

<sup>6</sup> 2013-2017 American Community Survey – US Census

<sup>7</sup> Rock Hill Crime Data <https://www.neighborhoodscout.com/sc/rock-hill/crime>



**65% higher than the national average and for property crimes the City is 27% higher than the state average and 72% higher than the national average.**<sup>8</sup> In 2016, thefts made up 68% of all crimes in the city.<sup>9</sup> Due to the dark, vacant, and blighted properties throughout Knowledge Park most locals know better than to walk around that area at night as the veil of darkness can create an opportunity for illegal activity. Residents of this community cannot afford a tax increase to pay for additional police services to patrol these structures, but crime could be lessened if the sites were assessed and ready for redevelopment.

By addressing the blight and crime, residents will be encouraged to make healthy lifestyle changes by spending less time in their cars by walking to places such as the park, grocery store or their place of employment. Within Knowledge Park **19.3% of households do not have access to a vehicle** (over 283 households and roughly 775 individuals), which is double the national average, making walkability an extremely important part of their lives.<sup>10</sup> Fortunately, the Knowledge Park Action Plan Strategic Action #1 will focus on identifying and implementing mobility options for those within the target area. This is extremely important since those living within this Census Tract are living in a USDA Food Desert.<sup>11</sup> This redevelopment effort will create an environment which will promote healthy lifestyle changes for generations to come.

### (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The brownfield sites identified and the potential for petroleum and hazardous substances on those sites is a cause for concern especially when potential contaminants could be affecting the sensitive populations in the target area. Within South Carolina, cancer is the leading cause of death. The cancer death rates in York County for whites is 173.4 and for African Americans that number increases by nearly 22% at 221.2.<sup>12</sup> The target area ranks **99<sup>th</sup> percentile in the state and 95-100<sup>th</sup> percentile in the EPA region and in US for cancer risk**, which is concerning with potential contaminants at the priority sites being asbestos and petroleum products, which can cause cancer.<sup>12</sup>

By addressing brownfield sites and removing blight within the area, the opportunity for a healthy lifestyle by ensuring residents have safe passage throughout the community becomes a reality. There is a serious health concern in regard to obesity within South Carolina with the rate rising from **12% in 1990 to 31.7% in 2013**.<sup>12</sup> Obesity disproportionately affects ethnic minorities and those with low socioeconomic status. The 2011/2012 National Survey for Children's Health "reported that 39.2% of South Carolina children aged 10-17 were overweight or obese – making South Carolina the third highest state in the US."<sup>12</sup> Due to the obesity epidemic, the City's Public Health Study found the second leading causes of death within York County is **heart disease**, with the heart disease rate of death for whites at 169.5 and nearly 27% higher for African Americans at 214.9.<sup>12</sup> This health condition can be mitigated for the sensitive populations within the target area when blighted areas riddled with crime are remediated allowing for residents to safely walk throughout the community encouraging an active lifestyle.

### (3) Economically Impoverished/Disproportionately Impacted Populations

The sensitive populations residing within Knowledge Park are not experiencing the economic growth and vitality that the rest of the City is experiencing due to the plethora of abandoned textile and manufacturing buildings within the target area scaring away potential investors. Blighted and dilapidated buildings cannot only be seen with the large manufacturing sites located at the heart of the community but also within the residential area of the target area. Currently within CT 605.01,

<sup>8</sup> Rock Hill Crime Data <https://www.areavibes.com/rock+hill-sc/crime/>

<sup>9</sup> Rock Hill Crime Data <http://www.city-data.com/crime/crime-Rock-Hill-South-Carolina.html>

<sup>10</sup> 2013-2017 American Community Survey – US Census

<sup>11</sup> Community Development Financial Institutions Fund Opportunity Zone Invision Map System

<sup>12</sup> Focus 2020: Comprehensive Plan for Rock Hill – Public Health

38% of all homes were built prior to 1979.<sup>10</sup> This large percent of aging structures, full of potential environmental concerns such as asbestos and lead, is a cause for concern. New residents moving to Rock Hill are not interested in purchasing older, dilapidated properties and this is causing vacancy rates to rise, with the rate currently sitting at 14% within the target area.<sup>13</sup> Assessment funding can help to address the blight when lead-based paint and asbestos surveys are completed thereby removing the environmental stigma hindering resale and redevelopment. Census Tract 605.01 is also considered by the Department of Housing and Urban Development to be a Low to Moderate Income (LMI) community, with LMI equaling 80% or below of an area's median income.<sup>14</sup> To make matters worse, this **LMI area has a higher percent of households receiving food stamp assistance at 26.5%**, which is more than the City (14.7%), state (14%) and national (12.6%) averages.<sup>13</sup> With low incomes and individuals utilizing government assistance such as food stamps, it is probable these households do not have the funds available to make basic home improvements to address the aging and vacant home issue plaguing the area let alone afford tax increases to fund redevelopment projects to address brownfield issues. The negative economic effects of brownfields and lack of industry can be seen throughout the community and will continue to grow if assessment and remediation does not take place.

## **b. Community Engagement**

### **i. Community Involvement**

Several organizations throughout the community have expressed a desire in being a Community Partner. Below is a sampling of partners who will assist and be involved in making decisions in the process of site selection, prioritization, cleanup and future redevelopment of the priority brownfield sites for this project.

| Partner Name                         | Point of Contact (name, email)  | Specific role in project   |
|--------------------------------------|---|--|
| Rock Hill Economic Development Corp. | Stephen Turner,<br><a href="mailto:Stephen.turner@cityofrockhill.com">Stephen.turner@cityofrockhill.com</a> | Direct: Input to site identification and reuse planning.   |
| Rock Hill Council of Neighborhoods   | Aubrey Smith,<br><a href="mailto:doylecortez@hotmail.com">doylecortez@hotmail.com</a>                       | Educational: Community group supporting the economically disadvantaged. Will spread information to the sensitive populations in the target area. |
| Knowledge Park Leadership Group      | David Vebaun,<br><a href="mailto:David.vehaun@cityofrockhill.com">David.vehaun@cityofrockhill.com</a>       | Direct and In-Kind: Contributions of facilities, equipment or materials, as well as assistance with site identification, input to cleanup/reuse. |
| The Tuttle Company                   | Skip Tuttle, <a href="mailto:skip@tuttleco.com">skip@tuttleco.com</a>                                       | Educational: Participation in community outreach and clean-up planning; Aid in dissemination of information.                                     |

### **ii. Incorporating Community Input**

The City recognizes the importance of informing and gathering public input when making changes within a community. City residents are a resource of great knowledge and will be able to help with site identification and sharing information with others. A Community Involvement Plan (CIP) will be created with the purpose to outline planned community engagement activities, schedule, project background and key players. The City **held 20 neighborhood community meetings in the winter months of 2018 and 2019** where staff handed out an informational flyer describing the brownfield project. City staff will continue to solicit assistance in site identification throughout the community during the regularly scheduled neighborhood and City Council Meetings. The City will utilize the input and information gathered from the neighborhood, community partner meetings and charrettes to advance the City's Brownfield Project.

<sup>13</sup> 2013-2017 American Community Survey – US Census

<sup>14</sup> Department of Housing and Urban Development FY18 LMISD Local Governments by State based on the 2006-2010 ACS

The City realizes using multiple forms of media for communication is vital to success. The City's social media accounts have had a growing audience due to the increase in usage creating a solid platform for disseminating Brownfield project information. In addition, a project brochure explaining the project will be shared throughout the community, and strategically placed at City offices and recreational facilities. Press releases to the local media will keep the community up to date on project milestones and events. The City's Housing and Neighborhood Services webpage will have a dedicated Brownfield Project section with up to date information on the project and community meetings. In addition, City staff will provide information during the regularly scheduled City Council and neighborhood meetings. In the event, there are non-English speaking members of the community present, a translator will be provided.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks and Activities**

The City of Rock Hill is requesting a US EPA Brownfields Assessment Grant for petroleum and hazardous substances in the amount of \$300,000 for a community-wide brownfields assessment program within Knowledge Park. **The City will consider time and efforts of its employees in the project as in-kind leveraged resources.** **Task 1 – Outreach:** The consultant will develop a CIP as well as assist the City in creating individualized future redevelopment initiatives and public services and materials. The consultant will join City staff in community education meetings to keep the public informed on project plans and updates. The City has supplies budgeted for the printing of marketing materials, office supplies, electronic support and software to manage the grant. ***This task will be initiated within 0-3 months of the grant award and will continue throughout the project.*** **Task 2 – Site Inventory:** The consultant will assist the City's Brownfields Project Director in working with the community members to expand the existing site inventory for assessment. Properties will be evaluated using the property appraiser's website and Geographic Information System software to identify abandoned and underutilized properties. Once the list is compiled, priority sites will be established using an evaluation ranking tool. ***This task will be initiated within 4-8 months of the grant award and will be continually updated throughout the project.*** **Task 3 – Assessment:** The consultant will conduct Environmental Site Assessment (ESA) activities at selected sites, starting first with our two priority sites. ASTM-AAI compliant Phase Is; 1 Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. ***This task will be initiated within 3 months of the grant award and will continue throughout the project.*** **Task 4 – Remediation/Reuse Planning:** The consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA). Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions which may be held for key properties. ***This task will be initiated within 9 months of the grant award and will continue throughout the project.*** **Task 5 – Programmatic Support:** The Brownfields Project Director, in conjunction with the consultant will directly oversee grant implementation and administration in support of activities to ensure compliance with the EPA Cooperative Agreement work plan, schedule and terms and conditions for the three-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops. ***This task will be initiated upon grant award and will continue throughout the project.***

#### **b. Cost Estimates and Outputs**

*Below are the anticipated cost estimates and outputs for this project based on past brownfield projects as determined by market standards with contractual hourly rates based on the skills*

needed for the specific tasks. All costs are split 50/50 between Hazardous Substances (HS) and Petroleum (PET). The budget for this project includes travel, supplies and contractual costs only. Administrative, planning and indirect costs are not anticipated for this project. **Task 1 – Outreach:** Community Involvement Plan \$4,000 (40hrs x \$100), 4 Community Education Meetings \$7,000 (\$1,750/meeting), Marketing Supplies \$1,500. **Task 2 – Site Inventory:** \$6,000 (48hrs x \$125). **Task 3 – Assessment:** 14 Phase I ESA at \$3,000 for a total of \$42,000. 1 Generic QAPP at \$4,500. 8 Phase II ESA including SS-QAPP at \$23,000 for a total of \$184,000. **76% of the budget will be spent on this task.** **Task 4 – Remediation/Reuse Planning:** 4 ABCAs at \$5,500 for a total of \$22,000. 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting). **Task 5 – Programmatic Support:** ACRES Database Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period \$19,000 (152hrs x \$125). Travel staff budget for two staff to attend two conferences \$5,000 (per person per conference = flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150).

| Category            |     | Tasks           |                |                  |                                |                         | Totals           |
|---------------------|-----|-----------------|----------------|------------------|--------------------------------|-------------------------|------------------|
|                     |     | Outreach        | Site Inventory | Assessment       | Remediation/<br>Reuse Planning | Programmatic<br>Support |                  |
| Travel              | HS  |                 |                |                  |                                | \$2,500                 | \$2,500          |
|                     | PET |                 |                |                  |                                | \$2,500                 | \$2,500          |
| Supplies            | HS  | \$750           |                |                  |                                |                         | \$750            |
|                     | PET | \$750           |                |                  |                                |                         | \$750            |
| Contractual         | HS  | \$5,500         | \$3,000        | \$115,250        | \$13,500                       | \$9,500                 | \$146,750        |
|                     | PET | \$5,500         | \$3,000        | \$115,250        | \$13,500                       | \$9,500                 | \$146,750        |
| <b>TOTAL HS</b>     |     | <b>\$6,250</b>  | <b>\$3,000</b> | <b>\$115,250</b> | <b>\$13,500</b>                | <b>\$12,000</b>         | <b>\$150,000</b> |
| <b>TOTAL PET</b>    |     | <b>\$6,250</b>  | <b>\$3,000</b> | <b>\$115,250</b> | <b>\$13,500</b>                | <b>\$12,000</b>         | <b>\$150,000</b> |
| <b>Total Budget</b> |     | <b>\$12,500</b> | <b>\$6,000</b> | <b>\$230,500</b> | <b>\$27,000</b>                | <b>\$24,000</b>         | <b>\$300,000</b> |

### c. Measuring Environmental Results

The City has processes in place to ensure projects are properly tracked and reported. The City Brownfields Team will meet quarterly to track the outputs identified in 3.b. and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### a. Programmatic Capability

#### i. Organizational Structure

The City's Housing and Neighborhood Services Department will implement the project. The Housing and Neighborhood Community Development Coordinator, Ms. Corinne Sferrazza, will be responsible for the day to day activities, timely and successful expenditure of funds and completion of technical, administrative and financial requirements of the project as the Brownfield Program Director. For the past 7 years, Ms. Sferrazza has managed several EPA Brownfield Grant projects for the City as well as other federal grant projects. She will be assisted by Ms. Jennifer Wilford, the Director of the Housing and Neighborhood Department, as the Project Manager for



the City's Brownfields Team. Ms. Wilford has been with the City for 16 years and has served four of those years as the Director of Housing. She has managed several government functions, services, and operations relating to affordable housing development and brownfield projects within the City. They will be assisted by Ms. Krista Parenti, the City's Grant Administrator. Ms. Parenti will be responsible for managing the finances for this EPA Brownfield Assessment Grant project. She has several years of experience managing grant finances and programmatic reporting.

ii. Acquiring Additional Resources

The City will procure additional resources by using the City's approved procurement policy. The process is administered by the Procurement and Purchasing Division and led by an experienced Purchasing Manager. Contractors will be procured through a competitive bid process which will include a request for qualifications, a mandatory pre-bid meeting and bid opening. A selection committee will be formed to choose three environmental consultants based on qualifications and prior experience. After these consultants have been chosen, the project team will assign projects to all three consultants according to the expertise. The City will comply with the EPA's "Professional Service" procurement process (2 CFR 200.317-200.326).

**b. Past Performance and Accomplishments**

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The City was awarded an EPA Cleanup Grant in 2005 in the amount of \$160,000 to address hazardous substances at the Wildcat Creek Tributary located on the Arcade Textile Mill site. The area has been cleaned up and maintained to standards which reduce the risk of exposure from harmful contaminants. All outcomes/outputs were reflected in the Property Profile form as the ACRES system was not yet established. In 2009, the City was awarded a cleanup grant in the amount of \$200,000 to address hazardous substances located at the five-acre Arcade Mill site. As part of the cleanup at this site, PAH contaminated soil was removed from one acre of the site to allow for residential development and the remaining four acres were capped with 18-24 inches of clean fill dirt and landscaped with a variety of indigenous plants and grasses with the long-term cleanup goal of phytoremediation of the remaining contaminants in the soil. All outcomes/outputs were recorded into the ACRES database in a timely manner. In 2014, the City was awarded a cleanup grant in the amount of \$400,000 to address hazardous and petroleum products at the Rock Hill Printing and Finishing Company (The Bleachery). Nineteen cleanup activities were performed on site with all outcomes/outputs recorded into the ACRES database. Currently, the site is known as the University Center and is actively being redeveloped into a mixed-use parcel with commercial and residential units.

(2) Compliance with Grant Requirements

The City does not currently have any open EPA grants. All three Cleanup Grants were handled properly regarding compliance with grant work plans, schedules and terms and conditions. All required reporting documentation including quarterly reports and closeout reports were delivered in a timely manner, as well as all grant deliverables being entered into the ACRES database. All three grant awards were fully expended within the agreed upon timeframe. With the 2005 grant, the City did request a one-year extension, which the EPA granted. This is when the grant period was 24 months, and there was a need for additional time due to unforeseen wetlands permitting issues resulting in the need to complete the necessary delineations and negotiate permitting with the Army Corps of Engineers. These delays were reported to the EPA on a regular basis.



## **Threshold Criteria**

### **1. Applicant Eligibility**

The City of Rock Hill, South Carolina is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.64.

### **2. Community Involvement**

The City intends to work with the Community Partners, as stated in the application, to assist in the site selection, prioritization, future reuse of sites, community education, and informing the public regarding project status and updates. In addition, the City intends on gathering public input from all levels of the community to assist with site identification and sharing information with others. The City will have a Community Involvement Plan to outline planned community engagement activities, schedule, project background and key players.

The City's residents are familiar with brownfields and their effects but to ensure the target area population understands the City will hold a Brownfield informational session for local community leaders, developers, citizens and the Brownfield Task Force. The session will define brownfields, discuss local municipality success with their Brownfield Program, the potential sites identified and areas of focus within Knowledge Park and how they can be involved in the process.

The City realizes using multiple forms of media for communication is vital to success. The City's social media accounts have had a growing audience due to the increase in usage creating a solid platform for disseminating Brownfield project information. In addition, a project brochure explaining the project will be shared throughout the community, and strategically placed at City offices and recreational facilities. Press releases to the local media will keep the community up to date on project milestones and events. The City's Housing and Neighborhood Services webpage will have a dedicated Brownfield Project section with up to date information on the project and community meetings. The City **held 20 neighborhood community meetings in the winter months of 2018 and 2019** where staff handed out an informational flyer they created describing the brownfield project. City staff will continue to solicit assistance in site identification throughout the community during the regularly scheduled neighborhood and City Council Meetings. City staff will continue to work with the community and provide information during the regularly scheduled City Council and neighborhood meetings. In the event, there are non-English speaking members of the community present, a translator will be provided.

### **3. Expenditure of Assessment Grant Funds**

The City of Rock Hill, South Carolina affirms that the City does not have an active EPA Brownfields Assessment Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

SC

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Rock Hill

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0523783460000

### d. Address:

\* Street1:

155 Johnston Street

Street2:

PO Box 11706

\* City:

Rock Hill

County/Parish:

York

\* State:

SC: South Carolina

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

29731-11706

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Corinne

Middle Name:

Alice

\* Last Name:

Sferrazza

Suffix:

Title:

Community Development Coordinator

Organizational Affiliation:

City of Rock Hill

\* Telephone Number:

8033262463

Fax Number:

\* Email:

Corinne.Sferrazza@cityofrockhill.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Assessment of brownfield sites in Rock Hill's opportunity zone area.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="300,000.00"/> |
| * b. Applicant      | <input type="text" value="0.00"/>       |
| * c. State          | <input type="text" value="0.00"/>       |
| * d. Local          | <input type="text" value="0.00"/>       |
| * e. Other          | <input type="text" value="0.00"/>       |
| * f. Program Income | <input type="text" value="0.00"/>       |
| * g. TOTAL          | <input type="text" value="300,000.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: